

IMPROVE MILITARY FAMILY HOUSING, PHASE 3  
DACA41-02-R-0010  
PREPROPOSAL CONFERENCE QUESTIONS AND ANSWERS  
AUGUST 9 and AUGUST 14, 2002

1. QUESTION: Other than the planting detail I have not been able to find any specs on Seeding, Soding or Landscaping. **ANSWER:** These specifications will be provided by **amendment**.
2. QUESTION: In the Landscape Details it shows a Plant Listed as PLT, There is no PLT in the Plant Legend. **ANSWER:** In the plant legend on L1.1, L1.22, L1.3, change MS to PLT in the plant schedule. PLT is Miscanthus grass. This is included by **amendment**.
3. QUESTION: In the specs they are asking for calculations for the segmental retaining walls. Does the Government really want to spend the money on engineering for this short of wall? **ANSWER:** Walls under 48" high are not required to have calculations.
4. QUESTION: Are you going to require engineering and drawings on segmental retaining walls that are under 4 feet in height? Please see section 02832-3, SD-03, Calculations and 1.4.1 Design. **ANSWER:** See question 3 above and **amendment**.
5. QUESTION: 5' boundary for determining residential and building rate? Driveways and attached garages are at which wage? **ANSWER:** The Residential wage determination applies to the whole project. The Heavy and Highway wage determination will be deleted by **amendment**. Offerors are cautioned, as indicated by participants in the Preproposal Conference, that the wages indicated on the residential wage determination are below the prevailing wages demanded by workers in this area.
6. QUESTION: What should we consider for down time removing material from the base and will there be any additional allowances for excess time involved going through the base? **ANSWER:** No special time allowance is envisioned beyond that in the specifications.
7. QUESTION: Who bears the cost for relocating utilities or adjusting grades to protect existing utilities? **ANSWER:** The contractor shall be responsible for relocating utilities per Specification 02300 EARTHWORK, paragraph 3.2.1 Minimum Depth of Utilities.
8. QUESTION: Can the existing AC condenser pods be reused? **ANSWER:** No, new ones are required.
9. QUESTION: The units that have previously been noted to have chlordan (units with Lava Rock/River rock around them) will they need to have the soil around them removed? If so, what will be the process for this? **ANSWER:** The landscape documents indicate the removal of all existing lava rock / river rock around the

housing units. The Contractor can assume that such lava rock / river rock is not contaminated with chlordane and can therefore be considered reusable salvage. Refer to Section 02050.

Refer to the Hazardous Materials report regarding recent soils sampling for chlordane in the project area. The Contractor shall assume that the soil out 6 inches from existing building foundations may contain chlordane in amounts above the Missouri Department of Natural Resources' target concentration levels for residential areas. The backfill at most existing foundations will not be disturbed as a part of this project. Where any such existing foundation backfill is disturbed however, the Contractor shall remove it and re-use it on this project as new backfill material, either at the same address or at another address within the project area. No such material shall be removed from the project area. Wherever such potentially contaminated backfill is re-used however, such backfill shall be topped off with a layer of uncontaminated soil, minimum thickness of 3 inches. See **Amendment** 0001.

10. QUESTION: Two areas in the RFP indicate a 10-day and a 3-day base operation shutdown. Which one is correct? **ANSWER:** 10 Days. Will delete 01100-13, para. 1.41 "Government Caused Delays." See **Amendment** 0001.
11. QUESTION: Do visitors (workers) on the base have to be U.S. Citizens? (For ID purposes) **ANSWER:** Workers do not have to be U.S. Citizens, however, if they are not U.S. Citizens they must have proof that they are working legally in this country (green card).
12. QUESTION: What forms of ID will satisfy base requirements for entry? **ANSWER:** Federal, State, Military issued picture ID.
13. QUESTION: Can the electronic version of the price proposal be followed up after the bid date? If not, is there an electronic version of the schedule? **ANSWER:** The RFP requires electronic submission of the price schedule with the proposal. The spreadsheet for the price proposal is provided in MS Excel on both the web page and the CD.
14. QUESTION: Who is responsible to ensure that existing utility services are adequate? **ANSWER:** WAFB will review and provide additional capacity if required.
15. QUESTION: Under Phase 1, who is liable for design documents? **ANSWER:** If the Government is liable for the design documents provided by the Government. The contractor is liable for design documents prepared and provided by the contractor.
16. QUESTION: Garage Foundation Detail – It calls out to be unexcavated? **ANSWER:** Unexcavated refers to the fact that the slab will bear directly on the subgrade as opposed to a crawlspace or basement. Preparation of the soils is still required per the specification.
17. QUESTION: Can previously submitted client surveys be submitted on this RFP? **ANSWER:** No. First, the FAR requires that the identity of the person providing the

past performance information be kept secret, therefore we require that the questionnaires come directly from the reviewer and not the offeror. Second, our questionnaire is most likely different from those completed in the past and conformance is necessary to complete the evaluation.

18. QUESTION: Any dump ground on post? **ANSWER:** Yes, but it is NOT available to the contractor.
19. QUESTION: Is all abatement of asbestos or lead identified? **ANSWER:** Refer to Sections 13280 and 13281 added by **amendment**. Also refer to Section 01100, paragraphs 1.33 and 1.34 for "unexpected hazardous substances" and "unexpected discovery of asbestos on construction."
20. QUESTION: Where is lay down area? **ANSWER:** Reasonable lay down areas within the construction area boundaries will be made available. A storage area within the base boundary will also be made available.
21. QUESTION: Do you pay stored material? **ANSWER:** Include material stored on site in NAS.
22. QUESTION: Expansive Soil? Will this condition affect this contract? If yes, at what location of the housing unit? **ANSWER:** Yes. See question 16 above.
23. QUESTION: I have a question in regard to the existing utility lines; electric, sanitary sewer, storm sewer, and water. I have found in the plans that we are to be putting in new service lines, but what are we going to do with the existing lines? Are they to be removed, and if so which ones? **ANSWER:** Refer to the Utility Plan General Notes on drawing C0.1 for specific instructions regarding removal of existing service lines.